

# M I N U T E S

## LOUDOUN COUNTY BOARD OF SUPERVISORS

November 29, 2016

At a special business meeting of the Board of Supervisors of Loudoun County, Virginia, held at the County Government Center in the Board of Supervisors' Meeting Room, 1 Harrison Street, S.E., Leesburg, Virginia on Tuesday, November 29, 2016 at 5:00 p.m.

PRESENT: Phyllis Randall, Chairman  
Ralph Buona, Vice Chairman  
Tony Buffington  
Geary Higgins  
Matthew Letourneau  
Ron Meyer  
Koran Saines  
Kristin Umstattd  
Suzanne Volpe

Webcast of this meeting is available via the following link:

[http://loudoun.granicus.com/MediaPlayer.php?view\\_id=68&clip\\_id=4708](http://loudoun.granicus.com/MediaPlayer.php?view_id=68&clip_id=4708)

### CALL TO ORDER

Chairman Randall called the meeting to order and led the Invocation and Pledge of Allegiance.

### 1. Silver Line Comprehensive Plan Amendment (Countywide)

#### Decision #1 - Land Use Plan Alternative A - Mixed Use on the East Side of Loudoun County Parkway Within One Mile of the Metro Stations

Supervisor Letourneau moved that the Board of Supervisors approve the Land Use Plan Map - Mixed Use on the East Side of Loudoun County Parkway proposed by Supervisor Letourneau, as provided by staff at the November 29, 2016, Board of Supervisors Special Business Meeting. Seconded by Supervisor Umstattd. The motion failed 3-6: Supervisors Buffington, Higgins, Meyer, Randall, Saines, and Volpe opposed.

Supervisor Buffington moved that the Board of Supervisors support Supervisor Buffington's proposed Land Use Map. Seconded by Supervisor Higgins. The motion passed 6-3: Supervisors Letourneau, Meyer, and Volpe opposed.

Vice Chairman Buona moved that the Board of Supervisors have the CPAM document include a policy statement to limit residential in the 65 ldn of the 2005 EIS to make residential unallowable in that area. Seconded by Supervisor Umstattd.

Supervisor Higgins moved to table Vice Chairman Buona's motion. Seconded by Supervisor Volpe. The motion failed 4-5: Supervisors Buffington, Buona, Letourneau, Randall, and Umstattd opposed.

Vice Chairman Buona accepted Supervisor Letourneau's Friendly Amendment that County planning documents depict the extended centerlines of runways at Dulles Airport.

Vice Chairman Buona's motion, as Amended, failed 3-6: Supervisors Buffington, Higgins, Meyer, Randall, Saines, and Volpe opposed.

Supervisor Higgins moved to reconsider Vice Chairman Buona's motion. Seconded by Vice Chairman Buona. The motion passed 9-0.

Vice Chairman Buona moved that the Board of Supervisors have the CPAM document include a policy statement to limit residential in the 65 ldn of the 2005 EIS to make residential unallowable in that area, excluding existing residential.

Vice Chairman Buona accepted Supervisor Letourneau's Friendly Amendment that County planning documents depict the extended centerlines of runways at Dulles Airport.

Vice Chairman Buona's motion, as amended, passed 7-2: Supervisors Meyer and Volpe opposed.

Decision #2 - Land Use Alternative B - Urban Multifamily Residential on the East Side of Loudoun Gateway Station

Supervisor Saines moved that the Board of Supervisors affirm TLUC's recommendation to support the designation of these properties for Route 28 Business TLUC also recommended the Floor Area Ratio for the Compact Walkable Non-Residential range be changed from 0.5 to 4.0 FAR to 0.5 to 6.0 FAR. Seconded by Supervisor Buffington. The motion passed 9-0.

Decision #3 - Land Use Alternative C - Single Family Residential at the Regency Subdivision and Vantage Pointe Subdivision

Vice Chairman Buona moved that the Board of Supervisors affirm TLUC's recommendation to support retaining the Single Family Detached designation to recognize these two existing residential developments. Seconded by Supervisor Meyer. The motion passed 9-0.

Decision #4 - Land Use Plan Alternative D - Mixed Use along Ashburn Village Boulevard

Supervisor Meyer moved that the Board of Supervisors affirm TLUC's recommendation to change the designation of this property from Urban Residential to Mixed Use, Medium Buildings. Seconded by Supervisor Buffington. The motion passed 9-0.

Decision #5 - Urban Residential Designation

Vice Chairman Buona moved that the Board of Supervisors reverse the recommendation by TLUC to remove urban-style townhome as a desirable use and return it back to the plan. Seconded by Chairman Randall. The motion passed 6-2-0-1: Supervisors Meyer and Umstattd opposed; Supervisor Letourneau abstained.

Supervisor Letourneau moved that the Board of Supervisors ask the Planning Commission to examine the areas of urban residential designation on the map the Board sends to them to determine whether some of the areas closest to the metro station would be more appropriate for multi-family attached and some more appropriate for an urban townhouse designation. Seconded by Supervisor Buffington.

Supervisor Letourneau withdrew his motion.

Decision #6 - Identification of Possible Areas for Parks and Schools

Vice Chairman Buona moved that the Board of Supervisors affirm TLUC's recommendation to support directing staff to develop policies to reduce the footprint/size of schools and parks within the CPAM area; to begin work on new urban standards for schools within this area; and to encourage more use of private parks instead of public parks. Seconded by Supervisor Buffington. The motion passed 9-0.

Decision #7 - Residential Development within the Ldn 65 noise contours of the Airport Impact Overlay District

Vice Chairman Buona moved that the Board of Supervisors affirm TLUC's recommendation to reaffirm the County's Policy and Zoning Ordinance requirements to not allow residential uses inside the Ldn 65 noise contours of the Airport Impact Overlay District. Seconded by Supervisor Buffington. The motion passed 9-0.

Decision #8 - Changes in CPAM Document

Vice Chairman Buona moved that the Board of Supervisors affirm TLUC's recommendation to develop and update CPAM documents and maps to reflect TLUC's recommended changes as well a number of suggestions from the Economic Development Department and from Planning and Zoning staff to improve the organization and flow of the document. Seconded by Supervisor Buffington. The motion passed 9-0.

Decision #9 - Townhomes within Mixed Use Designation

Vice Chairman Buona moved that the Board of Supervisors forward Decision #9 to the Planning Commission and that the Planning Commission provide the Board a recommendation on whether or not to incorporate townhomes and if the recommendation is to incorporate them per the original plan to then provide the Board recommendations on how to implement the townhomes within the overall area. Seconded by Supervisor Buffington. The motion passed 7-2, Supervisors Meyer and Umstattd opposed.

Decision #10 - Removal of Two Proposed Urban Two-Lane Roadways

Supervisor Meyer moved that the Board of Supervisors affirm TLUC's recommendation to remove proposed road segments between Prentice Drive and Shellhorn Road. Seconded by Supervisor Volpe.

Vice Chairman Buona moved a Substitute Motion that the Board direct staff to include language within the Plan that supports a comprehensive system of street grids to ensure connectivity and access for pedestrians and vehicles to major corridors, adjacent developments, and transit services. Seconded by Supervisor Umstattd.

Vice Chairman Buona withdrew his Substitute Motion.

Supervisor Meyer accepted Vice Chairman Buona's Friendly Amendment to add to the main motion that the Board direct staff to include language within the Plan that supports a comprehensive system of street grids to ensure connectivity and access for pedestrians and vehicles to major corridors, adjacent developments, and transit services.

Supervisor Meyer's motion, as Amended, passed 9-0.

Decision #11 - A New Roadway Across the Broad Run Paralleling  
Horsepen Run Between Barrister Street and Commerce Center Court  
(Horsepen Run Connector)

Supervisor Meyer moved that the Board of Supervisors affirm TLUC's recommendation to support a new crossing of the Broad Run from the planned Barrister Street to Old Ox Road (at the current location of Commerce Center Court) as another option for crossing the Broad Run. Seconded by Supervisor Volpe. The motion passed 6-3: Supervisors Buona, Letourneau, and Randall opposed.

Supervisor Letourneau moved that the Board of Supervisors direct staff to conduct a traffic analysis of the 606 corridor and Broad Run Crossings proposed with the signalized intersection condition. Seconded by Supervisor Buffington. The motion passed 9-0.

Supervisor Meyer moved that the Board of Supervisors request that the Planning Commission explore inserting a planned park in the Silver Line Comprehensive Plan around the Broad Run floodplain area. Seconded by Supervisor Umstattd. The motion passed 9-0.

Supervisor Volpe moved that the Board of Supervisors forward the Silver Line Comprehensive Plan Amendment and Countywide Transportation Plan amendments related to the Silver Line Comprehensive Plan Amendment to the Planning Commission as amended at the November 29, 2016, Special Business Meeting, for their action and deliberation. Seconded by Vice Chairman Buona. The motion passed 8-0-1: Supervisor Meyer abstained.

Board Comments:

Supervisor Letourneau requested that the Planning Commission to examine the areas of urban residential designation on the map the Board sends to them to determine whether some of the areas closest to the metro station would be more appropriate for multi-family attached and some more appropriate for an urban townhouse designation.

Chairman Randall requested staff research and provide information on how much passive floodplain exist the Broad Run Floodplain exists. She also expressed interest in information regarding the box turtle habitat in this area.

ADJOURN

Chairman Randall adjourned the Special Business Meeting.

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CHAIRMAN

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COUNTY ADMINISTRATOR

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DATE

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DATE

MINUTES

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(These minutes include a summary of the discussions on matters proposed, deliberated or decided at this meeting. For a complete and detailed record of the discussions, please consult the video webcast for the meeting, available on the County's website, [www.loudoun.gov](http://www.loudoun.gov).)